

**ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
MINUTES  
SEPTEMBER 20, 2016**

Members Present: Geiger, Castell, Gadsden, Greene, Hughes, Macdonald, Reilly

Staff Present: Keating

The meeting was called to order at 8 pm in Room 213 of the Darien Town Hall.

**1. ARB #24-2016**

Maplewood of Darien, 599 Boston Post Road, DB-2 and R-1/2 Zones.

Proposal for an addition to the building, façade and sign.

Michael Stein, Architect from the firm of Stein/Troost presented a proposal for an addition to the existing Maplewood at Darien building. The proposed 35,590 square foot addition will add a total of 31 new units to the facility, 12 new memory care units and 22 new assisted living units (3 existing units will be removed as part of the proposed renovation) plus 30 new subsurface parking spaces. The entire Maplewood facility will total 105,000 square feet. The proposed expansion requires the demolition of an adjacent building at 581 Boston Post Road and the merging of the two lots to create a new parcel. The proposed addition is clad with James Hardie shingles in "Cobblestone" color with white trim, charcoal roof shingles and a stone veneer base to match the existing building. The windows shown on the floor plan and on the east side of the elevation drawings need to be corrected to match each other.

Board members expressed concern about the length of the street wall façade along the Boston Post Road, which together with the new 92' addition, will total approximately 272 feet long. Various methods by which the architect could reduce the perceived massing of the front elevation were discussed. Shifting the addition back from the principal façade is not an option per the architect because of the zoning regulations. The Board recommended that the Architect explore a modified roof design in the addition's center bay, and use a darker grey shingle above the stone base. This modification may introduce more shadow and depth to the design, and may serve to ameliorate the repetitive nature of the overall design and massing. It was suggested that the Architect return to the Board with a revised design and a detailed landscape plan, including a row of shade trees along the Boston Post Road.

**2. ARB #25-2016**

Bob Bantle, 367 & 365 Boston Post Road, DB-2 Zone.

Proposed accessory structure.

Wilder G. Gleason, Attorney from Gleason & Associates presented a proposal to construct a new 2400 square feet garage and storage building on a lot at 367 Boston Post Road, to the rear of 365 Boston Post Road. The proposed single story garage,

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measuring 40 feet x 60 feet, is 16' high, with three garage doors, each of which are 12' wide and 14' high. The garage is constructed of galvanized metal panels, proposed with a "Brick Red" color façade, "Polar White" garage doors, and a "Polar White" roof, constructed by Coastal Steel Structures.

The Board expressed disappointment in the quality of the design and materials for a parcel abutting a residential neighborhood. Although the Board recognizes that the building is located in a commercial zone, members expressed the hope that in light of its proximity to its residential neighbors, and its partial visibility from the Boston Post Road, the owner would consider proposing a design of some architectural merit for the parcel. A color scheme of "Evergreen" walls and doors, with a roof of "Fox Gray" was preferred as an alternative to the proposed colors. A detailed landscape plan for the lot will be needed.

The Board declined to support the garage design as proposed. The report to the Planning and Zoning Commission will be unfavorable, but if the Commission does approve the building, at least they could revise the colors as suggested.

**APPROVAL OF MINUTES:**

The minutes for the 13 September 2016 meeting will be reviewed and acted upon in October.

The meeting was adjourned at 9:40pm.

Respectfully submitted,

Rita Gadsden